

CITY COUNCIL MINUTES

City of Hillsdale

August 1, 2022

7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Adam Stockford opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Adam Stockford called the meeting to order. Clerk Price took roll call.

Council Members present: Adam Stockford, Mayor
R Greg Stuchell, Ward 1
Anthony Vear, Ward 1
Cynthia Pratt, Ward 2
Bruce Sharp, Ward 3
Bill Zeiser, Ward 3
Raymond Briner, Ward 4
Robert Socha, Ward 4

Council Members absent: William Morrissey, Ward 2

Also Present: Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Alan Beeker (Zoning Administrator), Penny Swan, Dennis Wainscott, Sheri Ingles, Doug Ingles, Lisa Wallace, Kelly Mapes, Deb Connors, Robert Eichler.

Approval of Agenda

Motion by Council Member Socha, seconded by Council Member Vear to approve the agenda as presented.

By a voice vote, the motion passed unanimously.

Public Comment

None

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of July 14, 2022: \$500,954.55
 - 2. Payroll of July 21, 2022: \$186,408.32
- B. City Council Minutes of July 18, 2022
- C. TIFA Minutes of May 17, 2022
- D. Planning Commission Minutes of June 15, 2022
- E. TIFA Program Committee Minutes of June 28, 2022
- F. Election Commission Minutes of June 30, 2022 & July 14, 2022
- G. BPU Minutes of July 12, 2022
- H. July 2022 Board of Review Minutes
- I. Hillsdale College Freshman Convocation Street Use Agreement
- J. Hillsdale College Source Event Street Use Agreement
- K. Hillsdale College Welcome Party Street Use Agreement
- L. Hillsdale Co. Community Foundation Request to Block Parking Spaces
- M. Pub N Grub Request for Street Closure and Noise Variance End of Summer Event
- N. Farmers Market Street Closure Agreement and Ratification of Signatures
- O. Annual Bow Hunt within City Limits
- P. BPU WWTP Influent Pump
- Q. BPU WWTP Tertiary Pump

Motion by Council Member Socha, seconded by Council Member Vear to approve the consent agenda as presented.

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Sharp	Aye
Council Member Pratt	Aye
Council Member Zeiser	Aye
Council Member Socha	Aye
Council Member Briner	Aye

Motion passed 8-0

Communications/Petitions

- A. Hillsdale Train Event
- B. BPU Round Up Program

Community Action Agency representatives reported on qualifications about their programs and the BPU Round up Program stats from the past few years.

Additional comments were made by Council.

All items presented for the purpose of information only.

Introduction and Adoption of Ordinances/Public Hearings

None

Old Business

- A. Sale of the City’s Solid Waste Transfer Station

City Manager Mackie reported as discussed during the May 16, 2022 and the June 6, 2022 City Council meetings, Modern Waste Systems approached the City about purchasing the Transfer Station at 425 Carleton Road. The purchase price for the facility is \$875,000. On June 6, 2022 the City Council voted in favor of the sale pending review and approval of the final agreements.

Modern Waste Systems representative reviewed the agreement and future development with Council.

Council discussion ensued.

Motion by Council Member Sharp, seconded by Council Member Socha to approve the sale agreement for the Transfer Station facility to Modern Waste Systems in the amount of \$875,000.00.

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Sharp	Aye
Council Member Pratt	Aye
Council Member Zeiser	Aye
Council Member Socha	Aye
Council Member Briner	Aye

Motion passed 8-0

New Business

A. Resolution for Certification of Abandoned Property for Accelerated Forfeiture Act

Alan Beeker, Zoning Administrator reviewed that in order to certify properties as abandoned, Council must pass a resolution (annually) by October 1st. Once a resolution is passed, staff can identify and inspect properties suspected of being abandoned. Abandoned properties could be posted and notice sent to the recorded owner before February 1st that the tax forfeiture and foreclosure process will be accelerated if the taxes are returned to the county treasurer as delinquent as of March 1st. In order to avoid the accelerated foreclosure, the owner could either pay the outstanding taxes, penalties, interest & fees or file an affidavit stating that the property is not abandoned.

Motion by Council Member Sharp, seconded by Council Member Briner to certify abandoned property for accelerated tax forfeiture and foreclosure. **Resolution #3511.**

By a voice vote, the motion passed unanimously.

B. Set Public Hearing to Declare a Public Nuisance- 36 Howder St.

Alan Beeker, Zoning Administrator reviewed the property located at 36 Howder St. has been cited for multiple International Property Maintenance Code (IPMC) violations since 1997. The prior owner had received a Neighborhood Enhancement Program Grant (NEP) to help offset the costs of a new roof. In June of 2021, the property was purchased from the estate by the current owner. At that time, the new owner was informed of the multiple outstanding violations on the property and was offered an opportunity to receive the same grant as the previous owner. These violations included potential structural issues stemming from the roof having leaked for multiple years. The new owner was also informed that no one would be permitted to occupy the structure as a dwelling until the violations had been corrected and a Use & Occupancy permit had been acquired. In December of 2021, it was brought to the attention of the code official that the new owner had moved into the structure prior to the previous requirements. The owner was notified in January of 2022 that she would be required to vacate the structure and correct the violations prior to moving back in. In March 2022, a District Court judgement was ordered that the owner had 60 days to bring the property into compliance or vacate until such time as the property complied. The owner has missed the court ordered deadline and still resides at the property located at 36 Howder. It was determined that in consideration of the number of violations and the failure to comply with the court judgement, the property located at 36 Howder St. should be declared unsafe for human habitation.

Motion by Council Member Stuchell, seconded by Council Member Sharp to set the public hearing for August 15, 2022 at 7:00 p.m. to declare 36 Howder St a public nuisance.

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Sharp	Aye
Council Member Pratt	Aye
Council Member Zeiser	Aye
Council Member Socha	Aye
Council Member Briner	Aye

Motion passed 8-0

C. 2022 Major and Local Street Projects

City Manager Mackie stated the Public Sanitary Sewer System Improvements: Improvements including but not limited to 1) all items listed in the FYE 2023 Sewer Capital Projects list as approved by the BPU and City Council during the city’s budgeting process; 2) All required sanitary sewer work proposed as part of the road and utility project on the following streets: Westwood Drive from Spring Street to Sumac Drive, Sumac Drive from Westwood Drive to Bacon Street, Picardy Place Full extent, Azalea Court Full extent, Corona Circle Full extent, Scenic Drive Full extent, Westwood Street from Cold Springs Circle to Lewis Street, Cold Springs Circle Full extent, Highland Avenue from Westwood Street to Bacon Street, Glendale Avenue Westwood Street to Bacon Street; 3) all items of work as described in the city’s CBDG Grant submittal.

Public Water System Improvements: Improvements including but not limited to 1) all items listed in the FYE 2023 Water Capital Projects list as approved by the BPU and City Council during the city’s budgeting process; 2) All required water system work proposed as part of the road and utility project on the following streets: Westwood Drive from Spring Street to Sumac Drive, Sumac Drive from Westwood Drive to Bacon Street, Picardy Place Full extent, Azalea Court Full extent, Corona Circle Full extent, Scenic Drive Full extent, Westwood Street from Cold Springs Circle to Lewis Street, Cold Springs Circle Full extent, Highland Avenue from Westwood Street to Bacon Street, Glendale Avenue Westwood Street to Bacon Street; 3) all items of work as described in the city’s CBDG Grant submittal.

Street and Storm Sewer Improvements: Improvements including but not limited to all items of work identified in the project documents required for a reconstruction of the following streets: Westwood Drive from Spring Street to Sumac Drive, Sumac Drive from Westwood Drive to Bacon Street, Picardy Place Full extent, Azalea Court Full extent, Corona Circle Full extent, Scenic Drive Full extent, Westwood Street from Cold Springs Circle to Lewis Street, Cold Springs Circle Full extent, Highland Avenue from Westwood Street to Bacon Street, Glendale Avenue Westwood Street to Bacon Street.

Motion by Council Member Sharp, seconded by Council Member Pratt to approve Resolution to Acquire and Construct Capital Improvements, To Publish Notice of Intent to Issue Capital Improvement Bonds and to Declare Office Intent to Reimburse Expenditures with Bond Proceeds. **Resolution #3512.**

Roll call:

Council Member Stuchell	Aye
Council Member Vear	Aye
Mayor Stockford	Aye
Council Member Sharp	Aye
Council Member Pratt	Aye
Council Member Zeiser	Aye
Council Member Socha	Aye
Council Member Briner	Aye

Motion passed 8-0

D. Downtown Social District – Discussion

Mayor Stockford led discussion on the interest expressed from local restaurant owners in creating a downtown social district. The governing body may designate a social district pursuant to MCL-436.1551 under the following conditions:

1. Designate a Social District that contains a commons area, as defined in MCL 436.1551(8)(a).
2. Establish local management and maintenance plans, including hours of operation, for a commons area.
3. Define and clearly mark with signs the designated commons area.
4. A governing body of a local government unit shall not designate a Social District that would close a road unless the governing body receives prior approval from the road authority with jurisdiction over the road.
5. The governing body shall maintain the commons area in a manner that protects the health and safety of the community.

6. The governing body may revoke the designation if it determines that the commons area threatens the health, safety, or welfare of the public or has become a public nuisance. Before revoking the designation, the governing body must hold at least 1 public hearing on the proposed revocation. The governing body shall give notice as required under the open meetings act of the time and place of the public hearing before the public hearing.
7. The governing body shall file the designation or revocation of the Social District with the MLCC.

Further council discussion ensued.

No action taken.

Miscellaneous Reports

- A. Proclamation – None
- B. Appointments- None
- C. Other- None

General Public Comment

Karla Adams, Ward 4, commented on the Council seat requirements pertaining to the Mayor's seat and candidate running for the seat. She inquired about the Social District and having alcohol downtown and also the Hope House. Thanked Communication Action Agency representatives for reporting the stats of the BPU Round up program.

Pastor Dennis Wainscott, 34 Garden St., asked Council and all to be in prayer for the Primary Election tomorrow.

Lisa Wallace, Moscow Twp, she announced her candidacy for Hillsdale County Road Commission and stated her background. She mentioned that Hillsdale County Residents deserve better roads. She will be on the ballot tomorrow.

Robert Eichler, Scipio Township, commented on homeless prevention. He is not in favor of the Senior Center proposal on the ballot or any tax increase. Thanked Mr. Socha for listening and spoke on Circuit Court potential new locations.

Doug Ingles, Hillsdale County Commissioner, commented on the Primary Election and asked everyone to get out and vote. He is excited and is looking forward to good results.

City Manager's Report

Internet meeting tomorrow morning at 8:00 a.m. in the Council Chambers.

Sound system equipment is ordered and hoping to install it in September/October.

Absentee Ballot totals for the Primary Election – Clerk Price issued 463 ballots and received 381.

Summer in the City event is Friday, August 5th in downtown Hillsdale. Stocks Park will be showing the last movie in the park afterwards.

Will Carleton Farm Festival on Saturday, August 6th from 10:00 a.m. to 3:00 p.m.

Fuel Sale totals from the Airport. Substantial increase from last year at this time.

Council Comments

Council Member Briner commented on the Rotary Fly in breakfast and the Fly in event at the Airport.

Mayor Stockford shared summer in the City is Friday from 4:00 p.m. – 8:00 p.m.

Council Member Sharp asked residents to support the Farmer's Market downtown on Saturdays.

Council Member Socha stated that there is a really nice facility at the Halter Shooting Center be its

well-known worldwide.

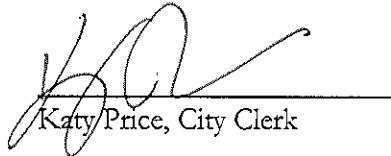
Adjournment

Motion by Council Member Sharp, seconded by Council Member Pratt moved to adjourn the meeting.

By a voice vote, the motion passed unanimously. The meeting adjourned at 8:05 p.m.



Adam L. Stockford, Mayor



Katy Price, City Clerk